059.0	0003	0012.A	1 of 1	Industrial		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,078,600 / 1,078,600
					USE VALUE:	1,078,600 / 1,078,600
					ASSESSED:	1,078,600 / 1,078,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
78		BOW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZERVOGLOS ANTHONY N
Owner 2:	
Owner 3:	
Street 1:	16 BRISCOE ST
Street 2:	
Twn/City:	WOBURN
St/Prov:	MA Cntry: Own Occ: N
Postal:	01801 Type:

PREVIOUS OWNER

Owner 1:	ZERVOGLOS ANTHONY N--ETAL -
Owner 2:	STRATKIS GEORGE -
Street 1:	16 BRISCOE ST
Twn/City:	WOBURN
St/Prov:	MA Cntry:
Postal:	01801

NARRATIVE DESCRIPTION

This parcel contains .444 Sq. Ft. of land mainly classified as Factory with a Warehouse Building built about 1922, having primarily Brick Exterior and 8389 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
400	19335.000	240,600	13,300	824,700	1,078,600
Total Card	0.444	240,600	13,300	824,700	1,078,600
Total Parcel	0.444	240,600	13,300	824,700	1,078,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 128.57 /Parcel: 128.57

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 059.0-0003-0012.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	400	FV	240,600	13300	19,335.	824,700	1,078,600		Year end	12/23/2021
2021	400	FV	240,600	13300	19,335.	811,400	1,065,300		Year End Roll	12/10/2020
2020	400	FV	240,600	13300	19,335.	798,100	1,052,000	1,052,000	Year End Roll	12/18/2019
2019	400	FV	216,700	14200	19,335.	744,900	975,800	975,800	Year End Roll	1/3/2019
2018	400	FV	216,700	14200	19,335.	665,100	896,000	896,000	Year End Roll	12/20/2017
2017	400	FV	216,700	14200	19,335.	585,300	816,200	816,200	Year End Roll	1/3/2017
2016	400	FV	216,700	14200	19,335.	438,900	669,800	669,800	Year End	1/4/2016
2015	400	FV	197,800	14900	19,335.	399,000	611,700	611,700	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZERVOGLOS ANTHO	76524-476		12/23/2020	Family	250,000	No	No		
ZERVOGLOS ANTHO	32261-453		1/25/2001	Family	1	No	No		
	17976-411		3/1/1987		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/11/2007	931	Sign	1,050	C		G9	GR FY09	
7/3/2007	525	Redo Bat	65,000	C		G9	GR FY09	remodel two bathro

ACTIVITY INFORMATION

Date	Result	By	Name
1/12/2021	SQ Mailed	MM	Mary M
4/29/2020	Mail Update	MM	Mary M
6/15/2018	MEAS&NOTICE	PH	Patrick H
3/10/2009	Meas/Inspect	197	PATRIOT
6/14/2000	Meas/Inspect	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
400	Factory		19335		Sq. Ft.	Site		0	31.	1.38	CA									824,676						824,700	

Total AC/HA: 0.44387 | Total SF/SM: 19335 | Parcel LUC: 400 Factory | Prime NB Desc: COMM AVG | Total: 824,676 | Spl Credit: | Total: 824,700

User Acct

39327

GIS Ref

GIS Ref

Insp Date

06/15/18

!5202!

PRINT

Date	Time
12/30/21	01:48:05

LAST REV

Date	Time
01/12/21	10:14:20

mmcmakin

PAT ACCT. 5202

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	39327
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	43 - Warehouse		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	2 - Steel		
Prime Wall:	7 - Brick		
Sec Wall:	4 - Vinyl	10	%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	D - Fair		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	14		
Prim Int Wal	5 - Minimul		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	12 - Concrete		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	32.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	32	%

CALC SUMMARY

Basic $ / SQ:	48.00
Size Adj.:	1.14999998
Const Adj.:	0.99245411
Adj $ / SQ:	54.783
Other Features:	16186
Grade Factor:	0.73
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	353810
Depreciation:	113219
Depreciated Total:	240591

COMMENTS

TAYLOR RENTAL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:		HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL

Totals		
0		

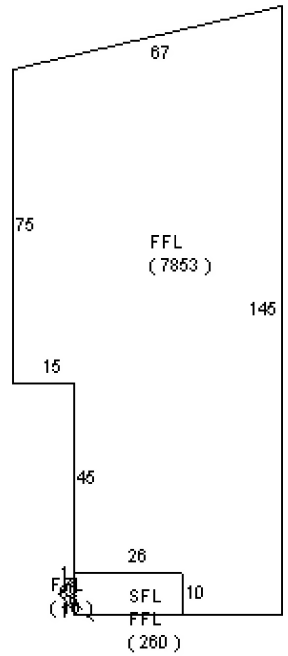
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	39.99
Special Features:	0	Val/Su Net:	28.68
Final Total:	240600	Val/Su SzAd	28.68

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	8,129	55.880	454,241
SFL	Second Floor	260	54.780	14,244

Net Sketched Area:	8,389	Total:	468,485

Size Ad	8389	Gross Area	8389	FinArea	8389

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	100	RTL	20		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
85	Paving	D	Y	1	10000	A	FR	1970	2.00	T	49	400			10,200			10,200
87	Fence-4	D	Y	1	600	A	AV	2000	6.00	T	15.2	400			3,100			3,100

More:	N	Total Yard Items:	13,300	Total Special Featues:		Total:	13,300

PARCEL ID

059.0-0003-0012.A

IMAGE

AssessPro Patriot Properties, Inc